

**ORDINANCE NO. 2015- 17**

**AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF WYLIE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY, ZONING CASE NUMBER 2015-02, FROM NEIGHBORHOOD SERVICES (NS) TO PLANNED DEVELOPMENT-NEIGHBORHOOD SERVICES (PD-NS TO ACCOMMODATE A MIXED USE DEVELOPMENT FOR RETAIL AND MINI WAREHOUSE USES, WITH NO ONSITE REPAIRS; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Wylie, Texas, in compliance with the laws of the State of Texas with reference to the amendment of the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to owners of the affected property, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended;

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS:**

SECTION 1: That the Comprehensive Zoning Ordinance of the City of Wylie, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Wylie, to give the hereinafter described property a new zoning classification of Planned Development Neighborhood Services (PD-NS), said property being described in Exhibit "A" (Legal Description), Exhibit "B" (PD Conditions), and Exhibit "C" (Concept Plan attached hereto and made a part hereof for all purposes.

SECTION 2: That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3: That the above described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

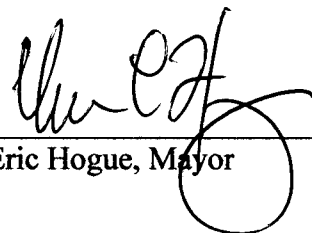
SECTION 4: Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, commits an unlawful act and shall be subject to the general penalty provisions of Section 1.5 of the Zoning Ordinance, as the same now exists or is hereafter amended.

**SECTION 5:** Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

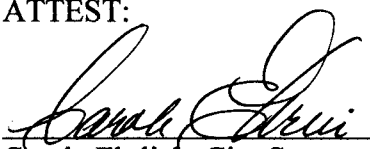
**SECTION 6:** This ordinance shall be in full force and effect from and after its adoption by the City Council and publication of its caption as the law and the City Charter provide in such cases.

**SECTION 7:** The repeal of any ordinance, or parts thereof, by the enactment of this Ordinance, shall not be construed as abandoning any action now pending under or by virtue of such ordinance; nor shall it have the effect of discontinuing, abating, modifying or altering any penalty accruing or to accrue, nor as effecting any rights of the municipality under any section or provisions of any ordinances at the time of passage of this ordinance.

**DULY PASSED AND APPROVED** by the City Council of the City of Wylie, Texas, this 12<sup>th</sup> day of May, 2015.

  
Eric Hogue, Mayor

ATTEST:

  
Carole Ehrlich, City Secretary

DATE OF PUBLICATION: May 20<sup>th</sup>, 2015, in the Wylie News



EXHIBIT "A"

PROPERTY DESCRIPTION

BEING all of that same lot, tract or parcel of land situated in the Charles Atterbury Survey, Abstract No. 22, City of Wylie, Collin County, Texas, and being all of that same tract of land described in deed to F.O. Birmingham Memorial Land Trust, recorded in Volume 5832, Page 794 of the Deed Records of Collin County, Texas, and said tract of land being more particularly described as follows:

BEGINNING at a 1/2 iron rod found at the northeast corner of Lot 4, Block A of Zlan Corner Addition, an addition to the City of Wylie, Texas, recorded in Cabinet R, Slide 16 of the Plat Records of Collin County, Texas, and said point being in the west line of that same tract of land described in deed to Birmingham Land, Ltd, recorded in Instrument Number 94-0029675 of the Deed Records of Collin County, Texas;

THENCE S 89°38'09" W, 775.29' along the north line of said Lot 4 to a 3/4" iron rod set for corner in the east line of Country Club Road (F.M. 1378 - a variable width R.O.W.);

THENCE N 01°00'21" W, 386.06' along the east line of Country Club Road to a 3" aluminum disk found for corner;

THENCE S 89°18'36" W, 14.94' along the east line of Country Club Road to a 3/4" iron rod set for corner;

THENCE N 00°41'23" W, 75.80' along the east line of Country Club Road to a 3/4" iron rod set for corner at the beginning of a curve to the right having a central angle of 02°58'57" and a radius of 2,937.86';

THENCE around said curve and along the east line of Country Club Road, a distance of 152.92' to a 3/4" iron rod set at the southwest corner of that same tract of land described in deed to Gary L. Cox, recorded in Instrument Number 20080401000381330 of the Deed Records of Collin County, Texas;

THENCE N 89°43'01" E, 788.12' along the south line of said Cox property to a 1/2" iron rod found for corner in the west line of the aforementioned Birmingham Land, Ltd property;

THENCE S 00°42'54" E, 613.52' along the west line of said Birmingham Land, Ltd property to the Point of Beginning and containing 480,100.60 square feet or 11.0216 acres of land.

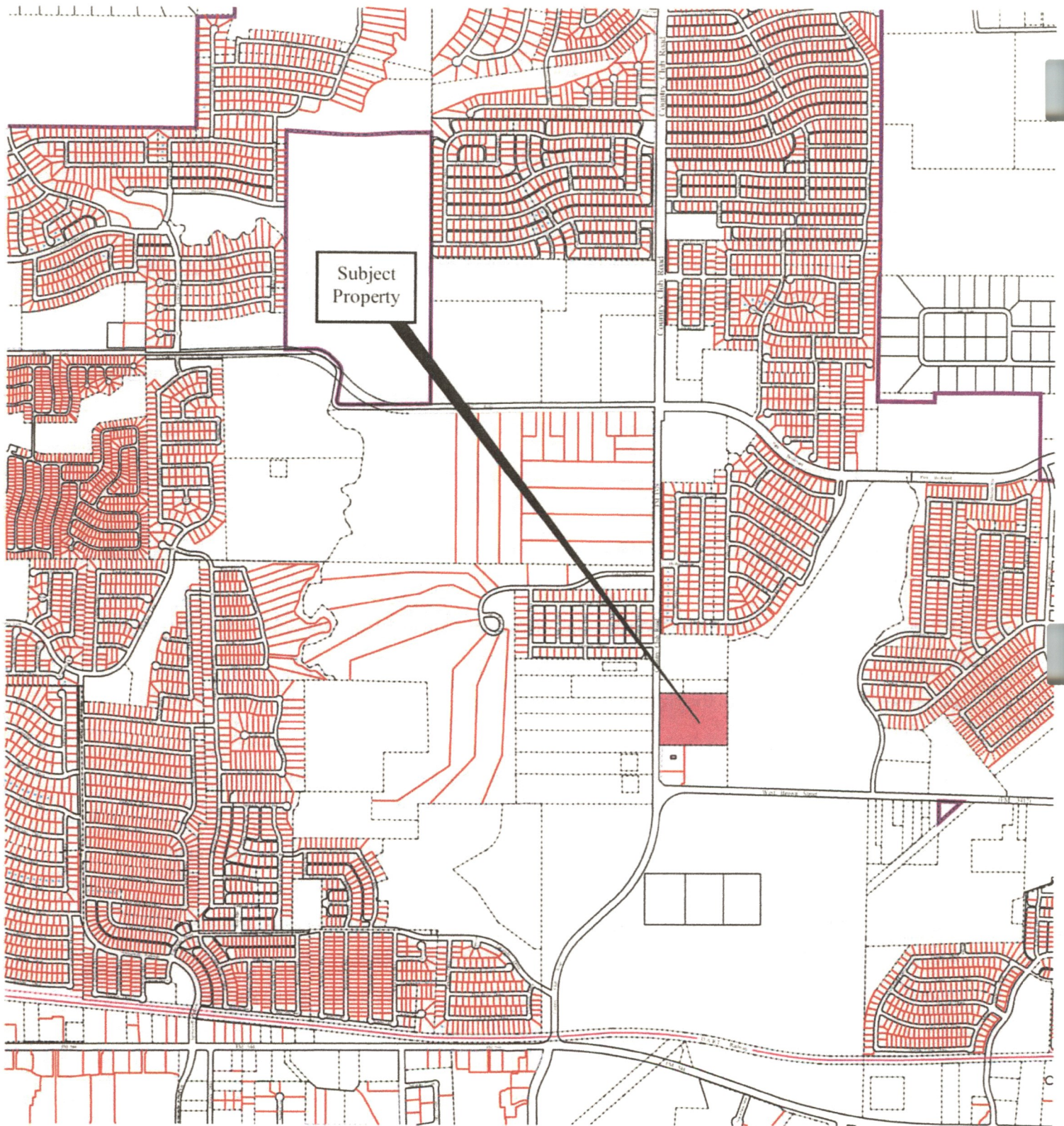


EXHIBIT "A"  
LOCATION MAP  
ZONING CASE #2015-02





Land Use Consultants

1. Uses permitted in this Planned Development District are as allowed in the Neighborhood Services District, except as follows:
  - a. Self storage is permitted by right.
  - b. As part of the storage development, one ancillary caretaker's quarters is permitted on Lot 2. (It appears code allows this ancillary use by right.)
  - c. Outside vehicle storage is permitted as shown on the concept plan.
2. A minimum of 25 parking spaces are required to serve the storage development on proposed Lot 2.
3. Exclusive of pedestrian gates for access and maintenance, masonry walls a minimum of 8-foot in height, are required between buildings A and B, B and C, C and D, D and E, E and F, F and G, and G and H.
4. Both the retail and self storage components must be constructed simultaneously with one phase.
5. No onsite repairs allowed.
6. All RV/Vehicle Storage areas must be covered



SITE DATA TABLE		D1
CURRENT ZONING:		CHAMBERS OPEN-SPACE C-LAND
TOTAL LOT ACRES:	11.03 ACRES	
IMPROVED ACRES:	79,046/460,101 = 15.9%	
UNIMPROVED ACRES:	40,067/229,998 = 17.4%	
RETAIL/RESTAURANT BUILDING (FOOTPRINT):	18,500 SQ. FT.	15'-8"
RETAIL/RESTAURANT BUILDING HEIGHT:	15'-0"	
RETAIL/RESTAURANT BUILDING REQUIRED:	15'-0"	
RESTAURANT:	1 FOR 75.50 FT. (4,125 SQ. FT.)	55 SPACES
TOTAL REQUIRED:	1 FOR 75.50 FT. (4,125 SQ. FT.)	108 SPACES
RETAIL/RESTAURANT PARKING PROVIDED (TOTAL):		107 SPACES
RETAIL/RESTAURANT PARKING REQUIRED:		107 SPACES
RETAIL/RESTAURANT PARKING PROVIDED (ACCESSIBLE):		5 SPACES
RETAIL/RESTAURANT PARKING REQUIRED (ACCESSIBLE):		5 SPACES
SELF STORAGE BUILDING HEIGHT:	15'-0"	12'-0"
SELF STORAGE BUILDING PROVIDED:		25 SPACES
TOTAL PARKING PROVIDED:		133 SPACES
TOTAL PARKING REQUIRED:		133 SPACES
LOT 14 AREA (SELF STORAGE):		14,440 ACRES

EXHIBIT "C"

**1.0000**

- EXISTING CURB
- PROPOSED CURB
- PROPOSED PARKING SPACES IN A ROW
- PROPOSED FIRE HYDRANT
- PROPOSED SIGNAL
- 5" 3400 PS REINFORCED CONCRETE PAVEMENT
- 8" 3400 PS REINFORCED CONCRETE PAVEMENT
- PROPOSED LANDSCAPE AREA

## CONCEPT PLAN

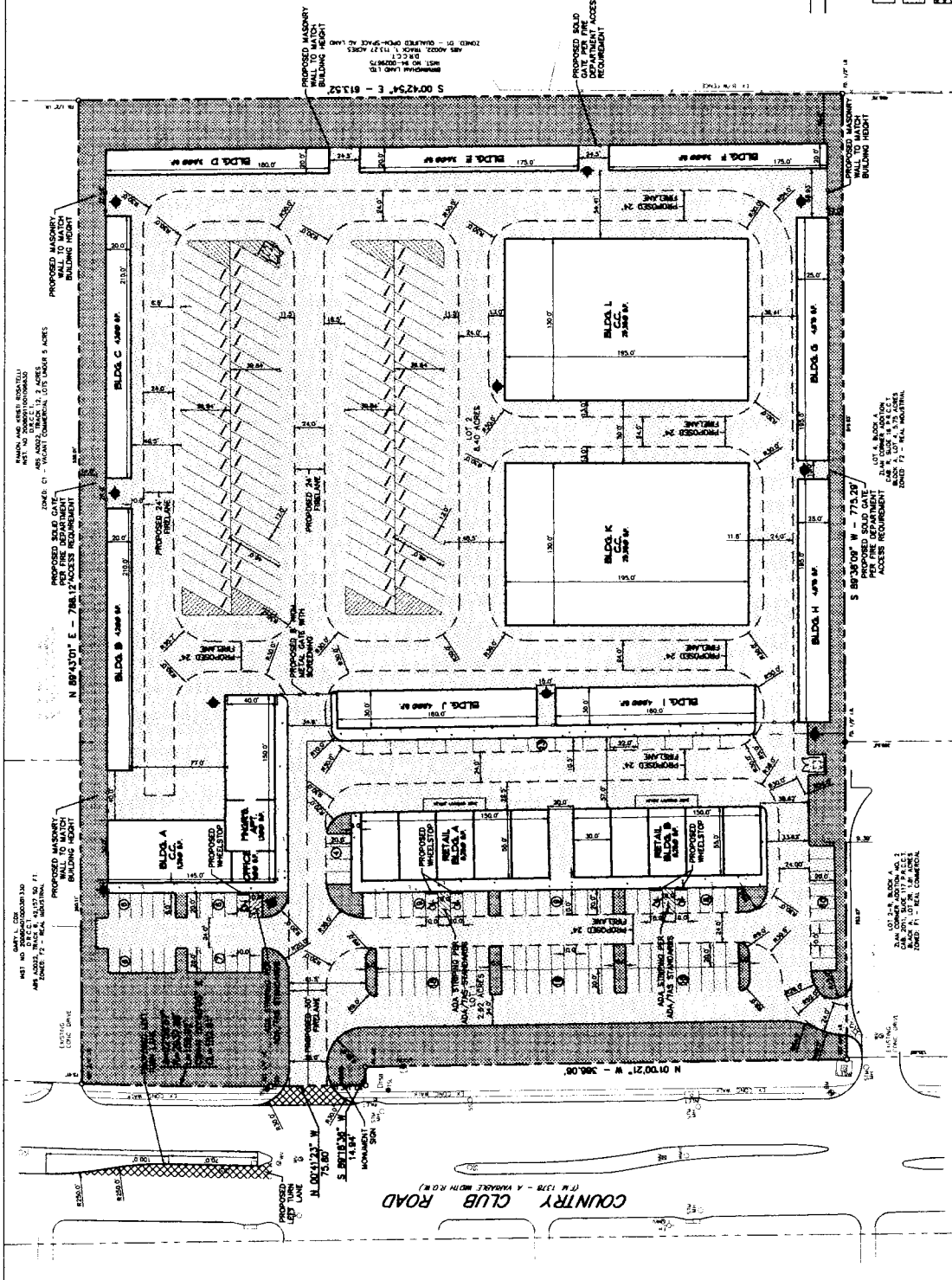
CONCEPT PLAN  
PLATINUM SELF-STORAGE ON COUNTRY  
CLUB ROAD, 11.02 ACRES OF TRACT 19,  
CHARLES ATTERBUEY SURVEY, ABS A0022  
CITY OF WYLIE, COLLIN COUNTY, TEXAS

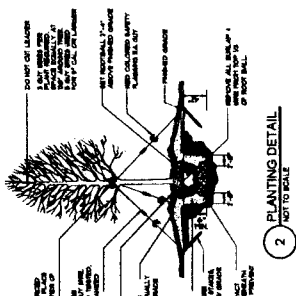
March 18, 2015

**ENGINEER:**  
CUMULUS DESIGN, INC.  
FIRM #14810  
P.O. BOX 2119  
EULESS, TEXAS 76038  
PH: 214-239-0367  
CONTACT: PAUL CHAGLIN  
EMAIL: PAUL@CUMULUSDESIGN.NET

**OWNER:**  
RON WALK  
1634 S. FM 551  
FATE, TEXAS 75169

RON VALK  
1834 S FM 951  
FATE, TEXAS 75169



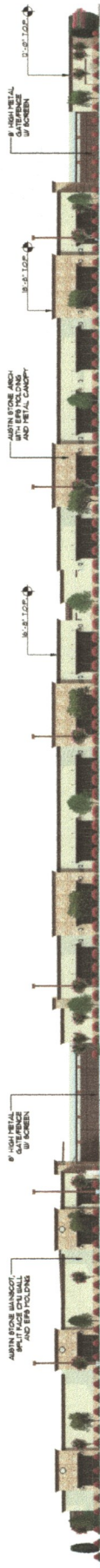


REVISION	NO.

PROPOSED NEW FACILITY FOR:  
PLANTINUM SELF-STORAGE  
COUNTRY CLUB ROAD  
WILLIE, TEXAS

4700 KEMBLE ST.  
FARMER, TEXAS 75448-1023  
WWW.BUILDINGSYSTEMS.COM

CONCEPTUAL ELEVATIONS  
Date: 05-23-2015  
State: As noted  
Drawn: JAL  
Job: 14007  
Sheet: A1



MATERIAL COVERAGE - WEST ELEVATION

ELEVATION AREA	AREA SF	PERCENT
DOORS & WINDOWS (DED)	284.3	100%
ACCOUNTABLE AREA	817.0	100%
HATCHERY (STONE)	24.5	4%
HATCHERY (BRICK FACE)	24.5	4%
EPF BANDS & FOLLIES	1.0	1%



MATERIAL COVERAGE - EAST ELEVATION

ELEVATION AREA	AREA SF	PERCENT
DOORS & WINDOWS (DED)	852	100%
ACCOUNTABLE AREA	852	100%
HATCHERY (STONE)	24.5	4%
HATCHERY (BRICK FACE)	24.5	4%
EPF BANDS & FOLLIES	1.0	1%



MATERIAL COVERAGE - NORTH ELEVATION

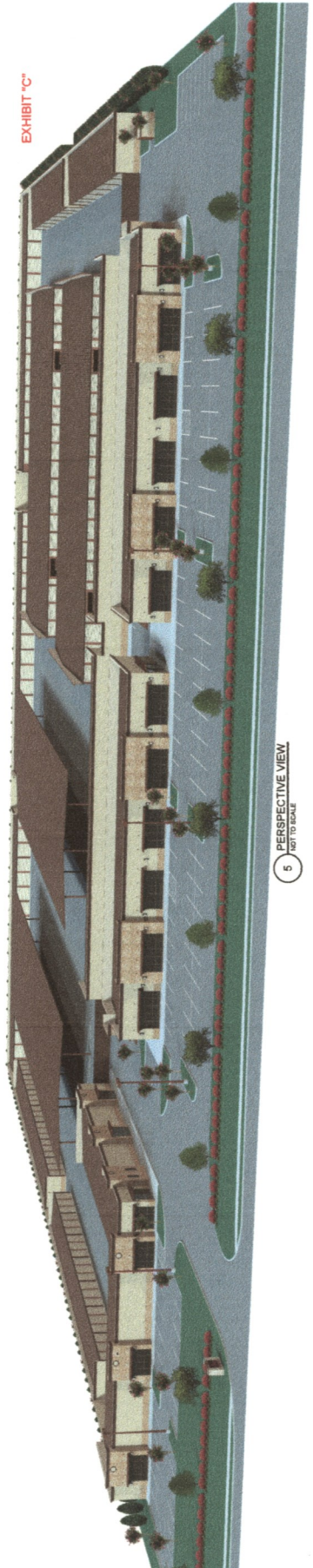
ELEVATION AREA	AREA SF	PERCENT
DOORS & WINDOWS (DED)	730	100%
ACCOUNTABLE AREA	730	100%
HATCHERY (STONE)	24.5	4%
HATCHERY (BRICK FACE)	24.5	4%
EPF BANDS & FOLLIES	1.0	1%



MATERIAL COVERAGE - SOUTH ELEVATION

ELEVATION AREA	AREA SF	PERCENT
DOORS & WINDOWS (DED)	730	100%
ACCOUNTABLE AREA	730	100%
HATCHERY (STONE)	24.5	4%
HATCHERY (BRICK FACE)	24.5	4%
EPF BANDS & FOLLIES	1.0	1%

EXHIBIT 'C'



5 PERSPECTIVE VIEW  
NOT TO SCALE